

Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Levy Authority Summary

Local Government Name: CARSON
Local Government Number: 78G730

Active Urban Renewal Areas	U.R. #	# of Tif Taxing Districts
CARSON 1998 URBAN RENEWAL	78020	2
CARSON LEWIS/LARIVIE URBAN RENEWAL	78035	2
CARSON TIBBLES URBAN RENEWAL	78039	2

TIF Debt Outstanding: 439,437

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013:	659,268	505,412	Amount of 07-01-2013 Cash Balance Restricted for LMI
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TIF Revenue:	71,981
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	71,981

Rebate Expenditures:	0
Non-Rebate Expenditures:	196,775
Returned to County Treasurer:	0
Total Expenditures:	196,775

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014:	534,474	505,412	Amount of 06-30-2014 Cash Balance Restricted for LMI
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**Year-End Outstanding TIF
Obligations, Net of TIF Special
Revenue Fund Balance:** -291,812

♣ Annual Urban Renewal Report, Fiscal Year 2013 - 2014

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL
 UR Area Number: 78020

UR Area Creation Date: 09/1999

UR Area Purpose: BLIGHT ELIMINATION: SEE
 URBAN RENEWAL PLAN.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARSON CITY/RIVERSIDE SCH/1998 CARSON UR TIF INCREM	78216	78217	1,514,094
CARSON CITY AG/RIVERSIDE SCH/1998 CARSON UR TIF INCREM	78273	78274	0

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,529,276	2,451,729	155,000	0	-101,860	32,034,145	0	32,034,145
Taxable	0	15,596,352	2,451,729	155,000	0	-101,860	18,101,221	0	18,101,221
Homestead Credits									204

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: **672,190** **505,412** **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue: 37,530
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 37,530

Rebate Expenditures: 0
 Non-Rebate Expenditures: 156,682
 Returned to County Treasurer: 0
Total Expenditures: 156,682

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: **553,038** **505,412** **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For CARSON 1998 URBAN RENEWAL

Carson Community Center

Description:	Construction of City owned Community/Fitness Center (blight)
Classification:	Municipal and other publicly-owned or leased buildings
Physically Complete:	Yes
Payments Complete:	No

Delapidated Housing Demolition Program

Description:	Eliminate delapidated LMI housing units.
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Low & Moderate Income Housing Improvements

Description:	Provide assistance for improvements to LMI owned housing units
Classification:	Residential property (classified residential)
Physically Complete:	Yes
Payments Complete:	No

Roadway Improvements

Description:	Hwy 92 Intersection Paving Improvements Econ Devel
Classification:	Roads, Bridges & Utilities
Physically Complete:	No
Payments Complete:	No

Debts/Obligations For CARSON 1998 URBAN RENEWAL

Community Center

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	80,000
Interest:	6,840
Total:	86,840
Annual Appropriation?:	Yes
Date Incurred:	11/26/2007
FY of Last Payment:	2016

Roadway Improvements

Debt/Obligation Type:	Internal Loans
Principal:	153,900
Interest:	12,264
Total:	166,164
Annual Appropriation?:	No
Date Incurred:	10/26/2012
FY of Last Payment:	2014

LMI Housing

Debt/Obligation Type:	Internal Loans
Principal:	7,081
Interest:	0
Total:	7,081
Annual Appropriation?:	Yes
Date Incurred:	06/29/2012
FY of Last Payment:	2014

Non-Rebates For CARSON 1998 URBAN RENEWAL

TIF Expenditure Amount:	16,723
Tied To Debt:	Community Center
Tied To Project:	Carson Community Center
TIF Expenditure Amount:	0
Tied To Debt:	LMI Housing
Tied To Project:	Low & Moderate Income Housing Improvements
TIF Expenditure Amount:	139,959
Tied To Debt:	Roadway Improvements
Tied To Project:	Roadway Improvements

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Sum of Private Investment Made Within This Urban Renewal Area
during FY 2014

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL (78020)
 TIF Taxing District Name: CARSON CITY/RIVERSIDE SCH/1998 CARSON UR TIF INCREM
 TIF Taxing District Inc. Number: 78217

TIF Taxing District Base Year:	1998	UR Designation
FY TIF Revenue First Received:	2000	Slum No
Subject to a Statutory end date?	No	Blighted 09/1999
		Economic Development No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	29,529,276	2,451,729	155,000	0	-101,860	32,034,145	0	32,034,145
Taxable	0	15,596,352	2,451,729	155,000	0	-101,860	18,101,221	0	18,101,221
Homestead Credits									204

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	16,149,043	15,986,962	1,514,094	14,472,868	358,724

FY 2014 TIF Revenue Received: 37,530

TIF Taxing District Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON 1998 URBAN RENEWAL (78020)
 TIF Taxing District Name: CARSON CITY AG/RIVERSIDE SCH/1998 CARSON UR TIF INCREM
 TIF Taxing District Inc. Number: 78274

TIF Taxing District Base Year:	1998	UR Designation
FY TIF Revenue First Received:	2000	Slum No
Subject to a Statutory end date?	No	Blighted 09/1999
		Economic Development No

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	61,100	0	0	0	0

FY 2014 TIF Revenue Received: 0

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON LEWIS/LARIVIE URBAN RENEWAL
 UR Area Number: 78035
 UR Area Creation Date: 06/2004

See Urban Renewal Area Plan.
 Economic Development
 Residential rehabilitation,
 conservation, redevelopment,
 development or a combination
 thereof, is necessary in the interest
 of the public health, safety or
 welfare of the residents of the City
 of Carson.

UR Area Purpose:

Tax Districts within this Urban Renewal Area

	Base No.	Increment No.	Increment Value Used
CARSON CITY AG/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	78277	78278	15,674
CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM	78287	78288	844,813

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	26,152	1,606,529	0	0	0	-3,704	1,628,977	0	1,628,977
Taxable	15,674	848,517	0	0	0	-3,704	860,487	0	860,487
Homestead Credits									7

**TIF Sp. Rev. Fund Cash Balance
as of 07-01-2013:**

1,434

0

**Amount of 07-01-2013 Cash Balance
Restricted for LMI**

TIF Revenue: 21,256
 TIF Sp. Revenue Fund Interest: 0
 Asset Sales & Loan Repayments: 0
Total Revenue: 21,256

Rebate Expenditures: 0
 Non-Rebate Expenditures: 17,633
 Returned to County Treasurer: 0
Total Expenditures: 17,633

**TIF Sp. Rev. Fund Cash Balance
as of 06-30-2014:**

5,057

0

**Amount of 06-30-2014 Cash Balance
Restricted for LMI**

Projects For CARSON LEWIS/LARIVIE URBAN RENEWAL

L/L Phase I: Pave & Storm Sewer In Subdivision

Description:	install street pavement and storm sewer in 400 block of
Classification:	Lariviere & on French Street
Physically Complete:	Roads, Bridges & Utilities
Payments Complete:	Yes
	No

Debts/Obligations For CARSON LEWIS/LARIVIE URBAN RENEWAL

Phase I: Paving & Storm Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	6,630
Total:	66,630
Annual Appropriation?:	Yes
Date Incurred:	11/11/2006
FY of Last Payment:	2017

Non-Rebates For CARSON LEWIS/LARIVIE URBAN RENEWAL

TIF Expenditure Amount:	17,633
Tied To Debt:	Phase I: Paving & Storm Sewer
Tied To Project:	L/L Phase I: Pave & Storm Sewer In Subdivision

TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON LEWIS/LARIVIE URBAN RENEWAL (78035)
TIF Taxing District Name:	CARSON CITY AG/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM
TIF Taxing District Inc. Number:	78278
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	26,152	0	0	0	0	0	26,152	0	26,152
Taxable	15,674	0	0	0	0	0	15,674	0	15,674
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	10,081	15,674	15,674	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON LEWIS/LARIVIE URBAN RENEWAL (78035)
TIF Taxing District Name:	CARSON CITY/RIVERSIDE SCH/2003 CARSON LEWIS/LARIVIE UR TIF INCREM
TIF Taxing District Inc. Number:	78288
TIF Taxing District Base Year:	2003
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2019

UR Designation	
Slum	No
Blighted	No
Economic Development	06/2004

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,606,529	0	0	0	-3,704	1,602,825	0	1,602,825
Taxable	0	848,517	0	0	0	-3,704	844,813	0	844,813
Homestead Credits									7

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	12,343	844,813	844,813	0	0

FY 2014 TIF Revenue Received: 21,256

Urban Renewal Area Data Collection

Local Government Name: CARSON (78G730)
 Urban Renewal Area: CARSON TIBBLES URBAN RENEWAL
 UR Area Number: 78039

UR Area Creation Date: 03/2005

UR Area Purpose: See Urban Renewal Area Plan.
 Economic Development
 Residential rehabilitation,
 conservation, redevelopment,
 development or a combination
 thereof, is necessary in the interest
 of the public health, safety or
 welfare of the residents of the City
 of Carson.

Tax Districts within this Urban Renewal Area	Base No.	Increment No.	Increment Value Used
CARSON CITY AG/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM	78289	78290	0
CARSON CITY/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM	78313	78314	531,925

Urban Renewal Area Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,007,098	0	0	0	0	1,007,098	0	1,007,098
Taxable	0	531,925	0	0	0	0	531,925	0	531,925
Homestead Credits									2

TIF Sp. Rev. Fund Cash Balance as of 07-01-2013: -14,356 0 **Amount of 07-01-2013 Cash Balance Restricted for LMI**

TIF Revenue:	13,195
TIF Sp. Revenue Fund Interest:	0
Asset Sales & Loan Repayments:	0
Total Revenue:	13,195

Rebate Expenditures:	0
Non-Rebate Expenditures:	22,460
Returned to County Treasurer:	0
Total Expenditures:	22,460

TIF Sp. Rev. Fund Cash Balance as of 06-30-2014: -23,621 0 **Amount of 06-30-2014 Cash Balance Restricted for LMI**

Projects For CARSON TIBBLES URBAN RENEWAL

Tibbles Subdivision Sewer Ph. 2

Description:	Installation of sewer (phase 2) through Tibbles Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

WT/SW Extension Tibbles Subdivision

Description:	Water & Sewer Installation through Tibbles Subdivision
Classification:	Roads, Bridges & Utilities
Physically Complete:	Yes
Payments Complete:	No

Debts/Obligations For CARSON TIBBLES URBAN RENEWAL

Tibbles Phase 2 Sewer

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	44,000
Interest:	3,762
Total:	47,762
Annual Appropriation?:	Yes
Date Incurred:	11/26/2007
FY of Last Payment:	2016

WT/SW Extension to Tibbles Subdivision

Debt/Obligation Type:	Gen. Obligation Bonds/Notes
Principal:	60,000
Interest:	4,960
Total:	64,960
Annual Appropriation?:	Yes
Date Incurred:	08/19/2005
FY of Last Payment:	2016

Non-Rebates For CARSON TIBBLES URBAN RENEWAL

TIF Expenditure Amount:	22,460
Tied To Debt:	WT/SW Extension to Tibbles Subdivision
Tied To Project:	WT/SW Extension Tibbles Subdivision

TIF Expenditure Amount:	0
Tied To Debt:	Tibbles Phase 2 Sewer
Tied To Project:	Tibbles Subdivision Sewer Ph. 2

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TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON TIBBLES URBAN RENEWAL (78039)
TIF Taxing District Name:	CARSON CITY AG/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM
TIF Taxing District Inc. Number:	78290
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	05/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	0	0	0	0	0	0	0	0
Taxable	0	0	0	0	0	0	0	0	0
Homestead Credits									0

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	18,085	0	0	0	0

FY 2014 TIF Revenue Received: 0

TIF Taxing District Data Collection

Local Government Name:	CARSON (78G730)
Urban Renewal Area:	CARSON TIBBLES URBAN RENEWAL (78039)
TIF Taxing District Name:	CARSON CITY/RIVERSIDE SCH/2004 CARSON TIBBLES UR TIF INCREM
TIF Taxing District Inc. Number:	78314
TIF Taxing District Base Year:	2004
FY TIF Revenue First Received:	2007
Subject to a Statutory end date?	Yes
Fiscal year this TIF Taxing District statutorily ends:	2020

UR Designation	
Slum	No
Blighted	No
Economic Development	03/2005

TIF Taxing District Value by Class - 1/1/2012 for FY 2014

	Agricultural	Residential	Commercial	Industrial	Other	Military	Total	Gas/Electric Utility	Total
Assessed	0	1,007,098	0	0	0	0	1,007,098	0	1,007,098
Taxable	0	531,925	0	0	0	0	531,925	0	531,925
Homestead Credits									2

	Frozen Base Value	Max Increment Value	Increment Used	Increment Not Used	Increment Revenue Not Used
Fiscal Year 2014	18,085	531,925	531,925	0	0

FY 2014 TIF Revenue Received: 13,195